



Legislation Details (With Text)

**File #:** 23-0411      **Version:** 1  
**Type:** Resolution      **Status:** Adopted  
**File created:** 4/10/2023      **In control:** Finance & Governance Committee  
**On agenda:** 5/1/2023      **Final action:** 5/1/2023

**Title:** A resolution approving a proposed Lease Agreement between the City and County of Denver and The Denver Center for the Performing Arts for use of the Garner Galleria Theatre, located at 1385 Curtis Street in Council District 9.  
Approves a lease agreement with The Denver Center for the Performing Arts (DCPA) for \$10 and through 1-31-2026 for use of the Garner Galleria Theatre, located at 1385 Curtis Street in Council District 9, while the city works with DCPA to make facility improvements (FINAN-202367175-00). The last regularly scheduled Council meeting within the 30-day review period is on 5-22-2023. The Committee approved filing this item at its meeting on 4-18-2023.

**Sponsors:**

**Indexes:** Lucas Palmisano

**Code sections:**

**Attachments:** 1. RR23-0411\_DOF\_Bill\_Resolution\_request\_DCPA, 2. 23-0411 Filed Resolution\_Galleria Theatre Lease, 3. 23-0411\_Galleria Theatre Lease\_202367175, 4. 23-0411 Filed Resolution\_Galleria Theatre Lease, 5. 23-0411 - signed

Date	Ver.	Action By	Action	Result
5/1/2023	1	Council President	signed	
5/1/2023	1	City Council	adopted	Pass
4/18/2023	1	Finance & Governance Committee	approved by consent	Pass

**Contract Request Template (Contracts; IGAs; Leases)**

**Date Submitted: 4-17-2023**

**Requesting Agency: Finance  
Division:**

**Subject Matter Expert Name: Lisa Lumley  
Email Address: Lisa.Lumley@denvergov.org  
Phone Number:**

**Item Title & Description:**

*(Do not delete the following instructions)  
These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A resolution approving a proposed Lease Agreement between the City and County of Denver and The Denver Center for the Performing Arts**

**for use of the Garner Galleria Theatre, located at 1385 Curtis Street in Council District 9.**

Approves a lease agreement with The Denver Center for the Performing Arts (DCPA) for \$10 and through 1-31-2026 for use of the Garner Galleria Theatre, located at 1385 Curtis Street in Council District 9, while the city works with DCPA to make facility improvements (FINAN-202367175-00). The last regularly scheduled Council meeting within the 30-day review period is on 5-22-2023. The Committee approved filing this item at its meeting on 4-18-2023.

**Affected Council District(s) or citywide? 9**

**Contract Control Number:** FINAN-202367175-00

**Vendor/Contractor Name (including any "DBA"):** The Denver Center for the Performing Arts (DCPA)

**Type and Scope of services to be performed:**

This Lease Agreement allows the Denver Center for the Performing Arts ("DCPA") to lease the Garner Galleria Theatre and adjacent office space in the Denver Performing Arts Center.

This is a nominal rent lease for 5 years. Arts and Venues recognizes that the Garner Theatre is dated and in need of repairs. During the lease term, the City will work with DCPA to make certain ADA improvements in the space. In addition, Arts and Venues intends to work with the tenant to explore a more significant renovation and upgrade to modernize the venue in the future.

The short-term rent reduction bolsters the DCPA's opportunity to provide the community with high-quality theatrical entertainment in the venue while improvements are made - fulfilling its mission to "... engage and inspire through the transformative power of live theatre".

**Location (if applicable):**

**WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts):**

**Are WBE/MBE/DBE goals met (if applicable)?**

**Is the contract new/a renewal/extension or amendment?**

**Was this contractor selected by competitive process or sole source?**

**For New contracts**

**Term of initial contract:**

**5 years**

**Options for Renewal:**

**How many renewals (i.e. up to 2 renewals)?**

**Term of any renewals (i.e. 1 year each):**

**Cost of initial contract term:**

**\$10**

**Cost of any renewals:**

**Total contract value council is approving if all renewals exercised:**

**For Amendments/Renewals Extensions:**

**Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?**

***If length changing***

**What was the length of the term of the original contract?**

**What is the length of the extension/renewal?**

**What is the revised total term of the contract?**

***If cost changing***

**What was the original value of the entire contract prior to this proposed change?**

**What is the value of the proposed change?**

**What is the new/revised total value including change?**

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)**